

*Land Use Element*

**GROWTH MANAGEMENT / IMPLEMENTATION**

**Objective 1.1:** [L] *(Effective 7/16/90)*

Direct development to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and the service capacity to accommodate growth in an environmentally acceptable manner.

**Policy 1.1.1:** [L] *(Rev. Effective 4/18/02)*

In order to discourage urban sprawl, new development shall be concentrated in the urban service area plus in the rural communities of Woodville, Capitola, Chaires, Ft. Braden and Miccosukee, as designated on the future land use map.

**Policy 1.1.2:** [L] *(Rev. Effective 12/10/91)*

Improvement of capital infrastructure shall be provided within the designated urban service area and shall be phased over the life of the plan.

**Policy 1.1.3:** [L] *(Rev. Effective 12/10/91)*

Capital infrastructure designed to support urban density outside the Urban Service Area shall be prohibited. Capital infrastructure which is designed or intended to provide services to the population of the Urban Service Area may be located outside the Urban Service Area. This policy includes but is not limited to landfill, spray irrigation facilities, and inter-county transportation roadways.

**Policy 1.1.4:** [L] *(Effective 7/16/90)*

In existing rural communities as designated on the future land use map, central water and sewer may be provided.

**Policy 1.1.5:** [L] *(Effective 7/16/90)*

Growth shall be directed to where excess facilities capacity currently exists within the urban service area as identified within the individual plan elements.

**Policy 1.1.6:** [L] *(Effective 7/16/90)*

Areas within the urban service area will receive urban level capital facilities and services according to the schedule established in the Capital Improvements Element.

**Policy 1.1.7:** [L] *(Effective 7/16/90)*

Higher density and mixed use development and its ancillary activities shall be channeled into locations which have proper access to the existing transportation system; minimal environmental constraints; sufficient stormwater treatment capacity; compatible existing land use and readily available sewer and water infrastructure.